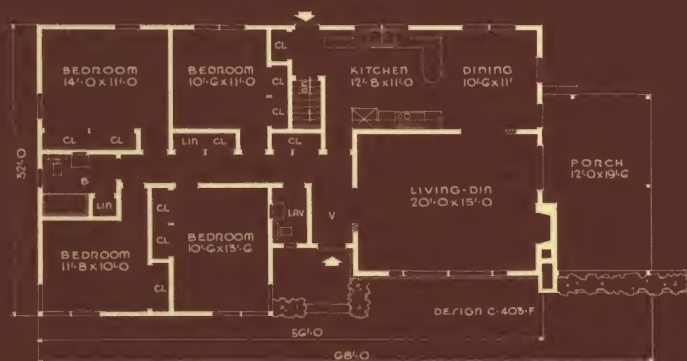


four bedroom houses



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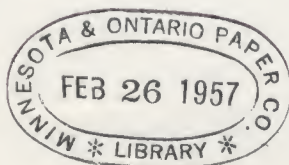
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four bedroom houses



small house planning bureau . . . st. cloud, minnesota
in canada: st. john, new brunswick
printed in u. s. a.

Introduction . . .



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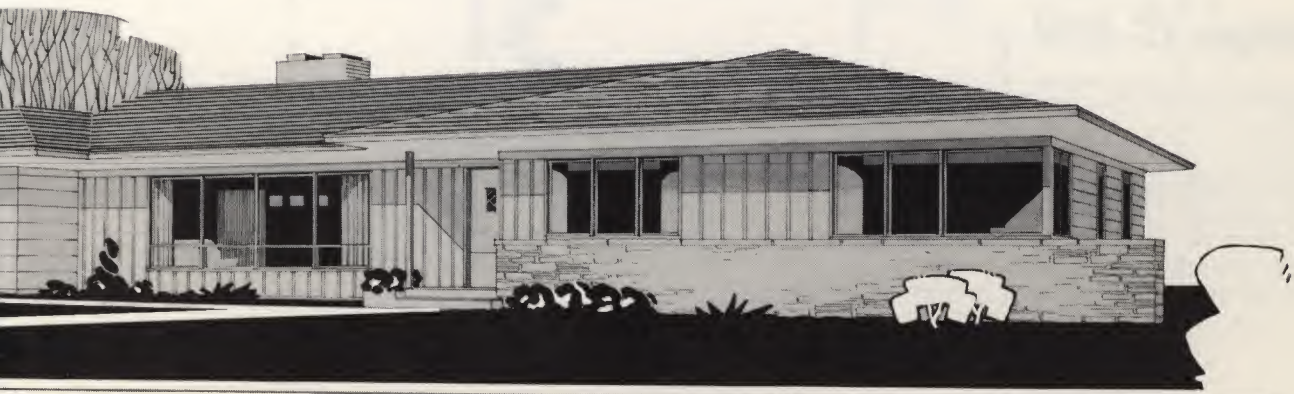
The designs presented here have been prepared by experienced designers in the small house field who have succeeded in providing free circulation between rooms, exceptional closet and storage space and efficient kitchen arrangements. Exteriors have been designed to fit any neighborhood and are quietly dignified and attractive, as good designs must be.

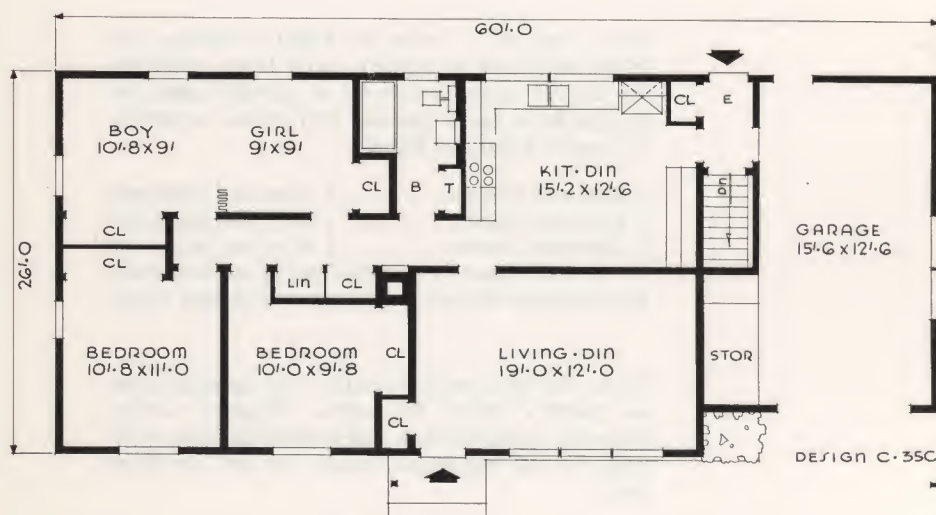
Building a house can be a satisfying adventure but mistakes can be costly. The most important single item for future enjoyment of your home is the plan. Select your plan carefully and avoid unusual or complicated arrangements which tend to lower the re-sale value. Use standard construction methods and materials to keep construction costs to a minimum.

This is one of a series of books containing the latest and best in modern small house planning. To simplify your search for a suitable plan the designs have been grouped into books, according to type of house, as follows:

2 Bedroom Houses 1 story and basement
3 Bedroom Houses 1 story and basement
4 Bedroom Houses 1 story and basement
1½ Story Houses . 2 to 4 bedrooms and basements
Basementless Houses . . . 2 and 3 bedroom houses

Write for detailed information and special prices on quantity orders for books. Blueprint working drawings, specifications and lumber lists are available for all published designs at one standard price.





Design C-350

ESTIMATING DATA not incl. garage

Living area 1,194 sq. ft.

Cubic feet 22,686 cu. ft.

This plan really has a four bedroom capacity in three bedrooms. The folding door forms two bedrooms when closed, to be opened by day for play purposes, both having separate closets.

Cost of plumbing installation is reduced by group-

ing kitchen, bathroom and laundry pipes in one wall.

Exterior finish includes bevel and vertical siding, wide eaves, picture window and asphalt shingles.

The kitchen is large and well lighted, with space for dining table, well arranged equipment and cabinets.



Design C-398-7

ESTIMATING DATA

not incl. garage
 Living area 1,582 sq. ft.
 Cubic feet 30,058 cu. ft.

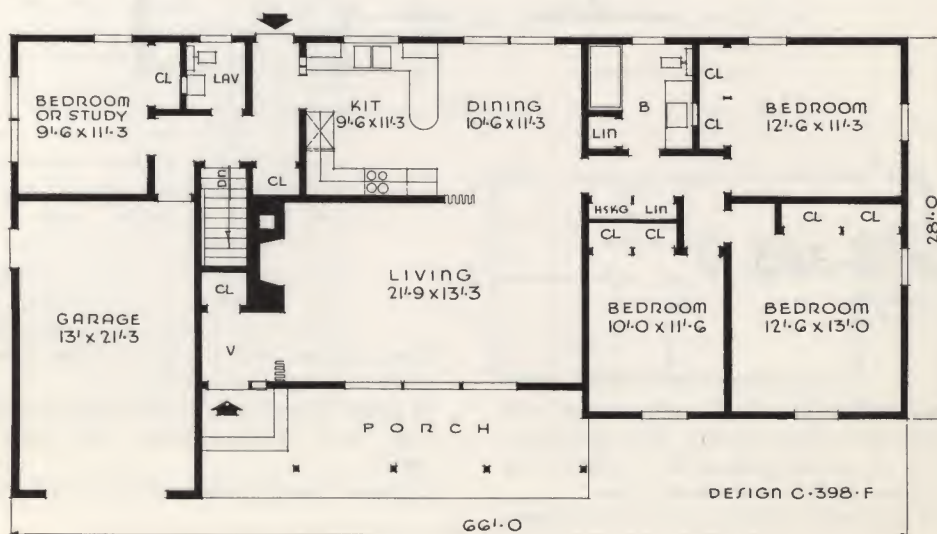
The exterior of this attractive ranch type house is finished with wood wall shingles and asphalt roof shingles.

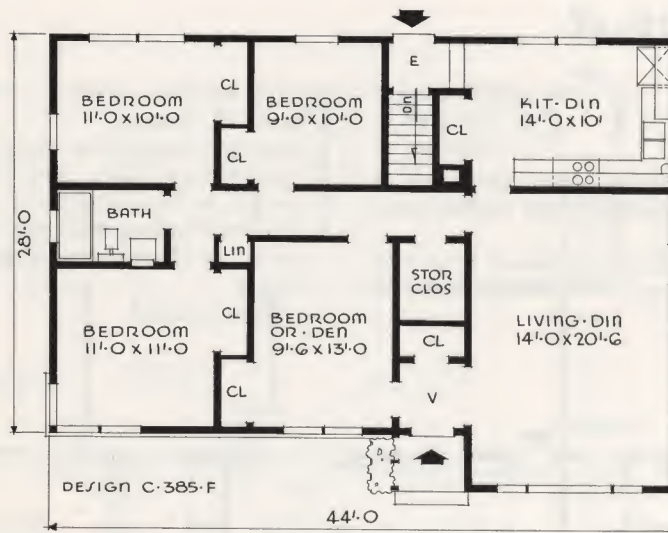
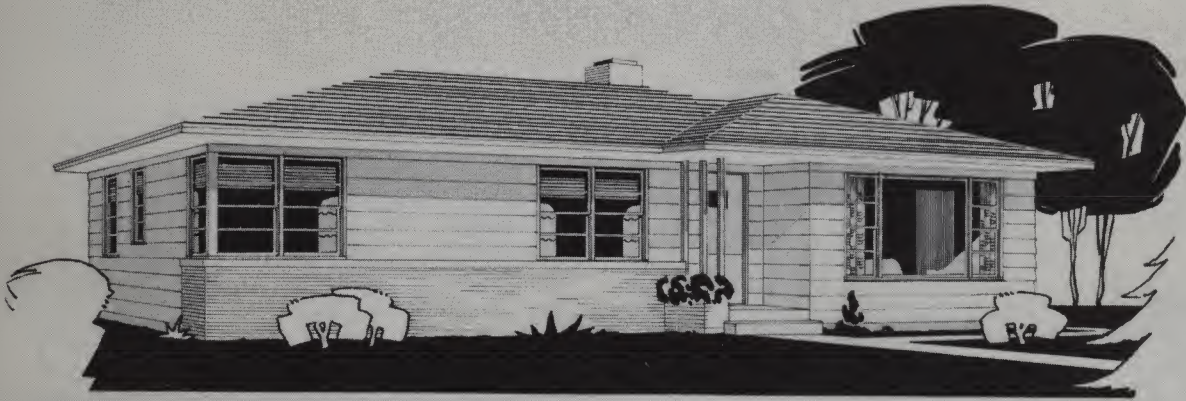
The design also calls for picture windows, front and rear, covered terrace or porch in front, broken roof

line and shutters.

Arrangement of the floor plan shows a through living-dining room with folding doors, four bedrooms, bath, lavatory and attached garage.

One outstanding feature is the abundance of closet space, wardrobes, linen, towel and coat closets.





Design C-385-F

ESTIMATING DATA

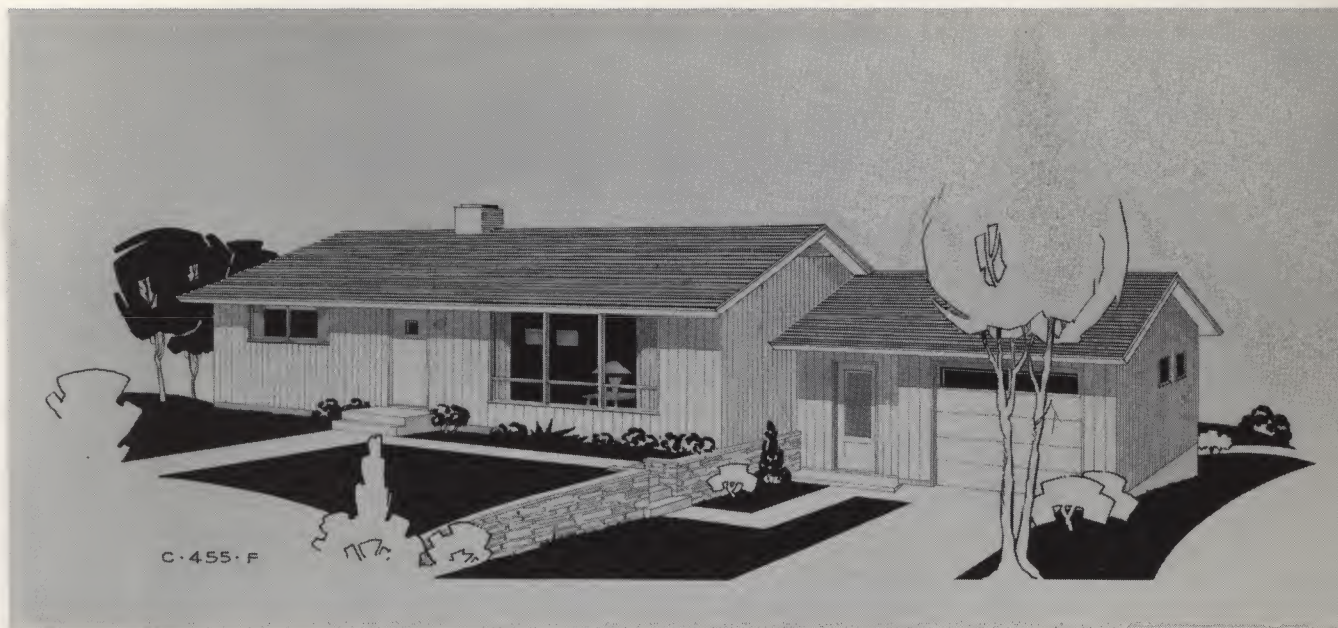
Living area 1,292 sq. ft.
Cubic feet 24,488 cu. ft.

Four bedrooms on one floor in a compact plan will serve the needs of a large family with maximum economy. It is a simple plan with emphasis on usable floor space and lots of closet space. In addition to wardrobe closets are the coat closets,

linen cabinet and a large storage closet for larger pieces of household equipment.

A large living room is featured as well as a larger than usual kitchen-dinette with cabinets on two walls.

Exterior finish is wide siding with a touch of brick.



C-455-F

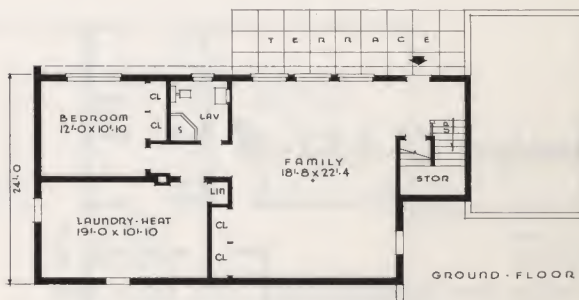
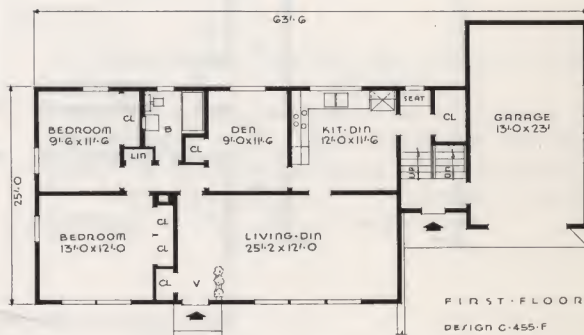
Design C-455-7

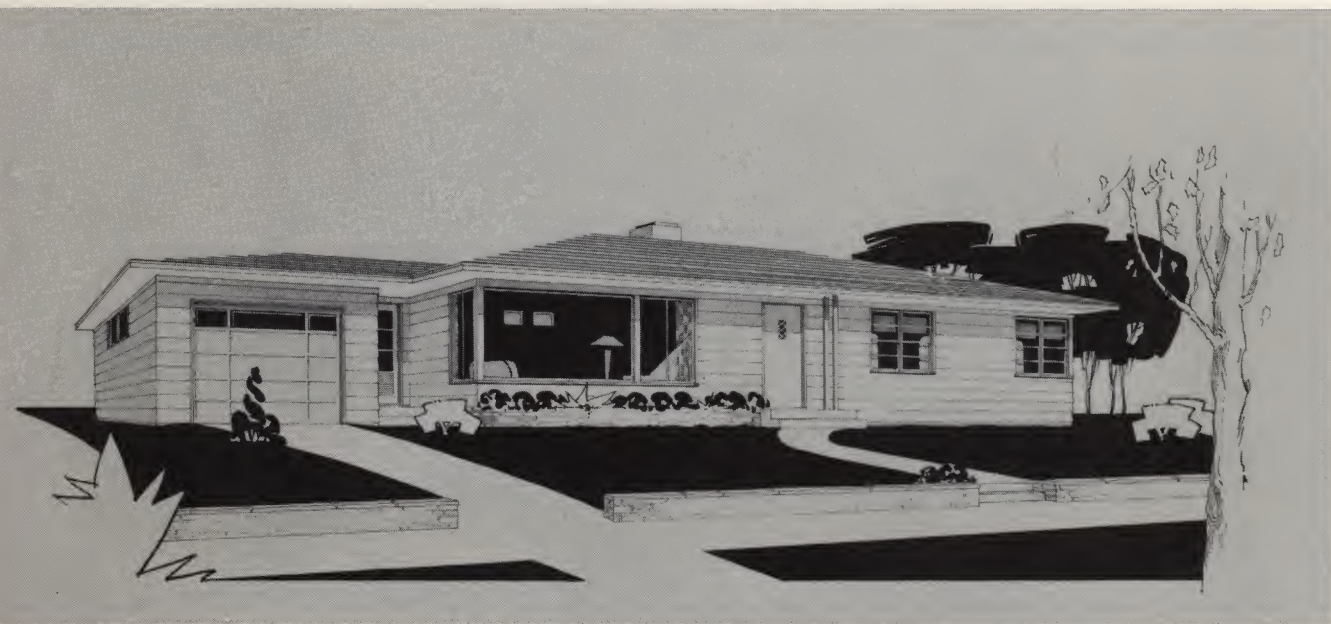
ESTIMATING DATA

Living area 1,166 sq. ft.

Cubic feet 21,281 cu. ft.

An unusual stair arrangement provides an interesting plan to be used on a lot that slopes to the rear and slightly to the right. Entering the side door there are five steps up to the first floor level and eight steps down from the entrance lands you on the ground level. Here you enter the beautiful family room with picture windows that overlook the terrace and garden. Here also is one bedroom, lavatory and laundry. The first floor has three bedrooms, one a den, if desired, kitchen-dinette and bathroom. Colorful asphalt shingles, V-joint vertical siding and double-glazed casement windows help furnish the smooth modern look.



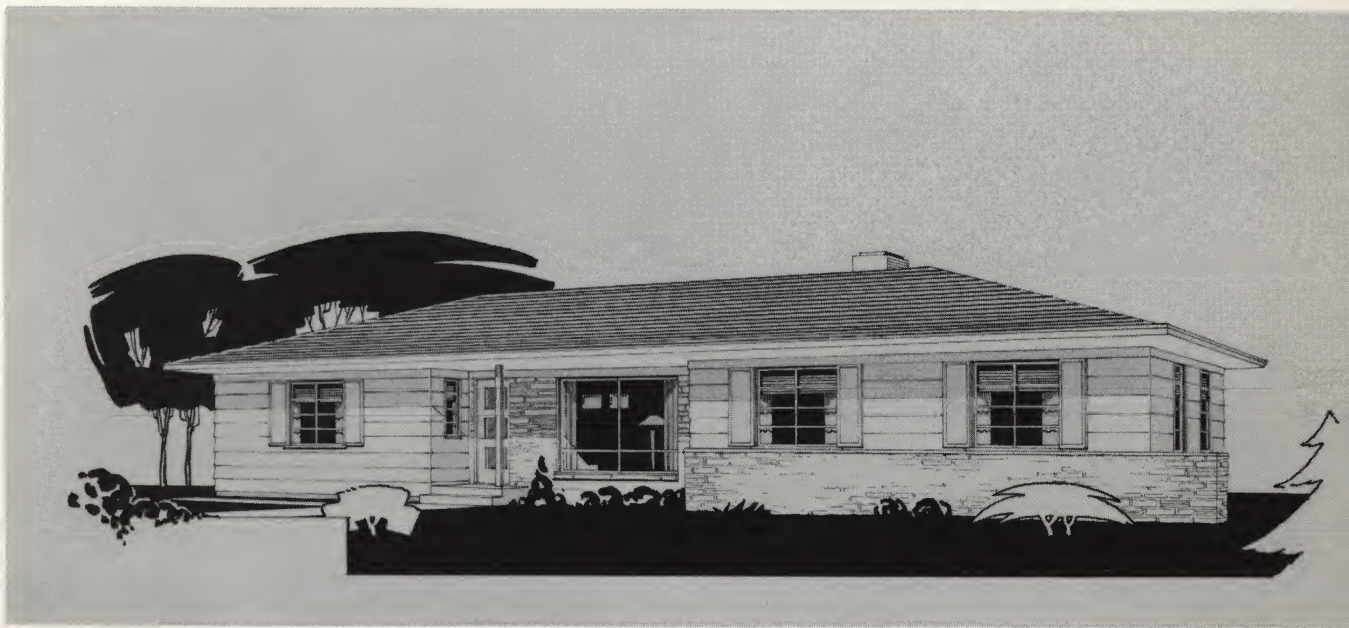


Design C-432-F

ESTIMATING DATA

Living area 1,414 sq. ft.
 Cubic feet 26,159 cu. ft.
 Featuring four bedrooms, each with larger than usual wardrobe type closets, bathroom and a fine combination kitchen-dinette, this plan is simple to frame and economical in materials and labor.
 Of special importance is the arrangement around

the side entrance. This entry has a lavatory, coat closet and gives access to garage, kitchen and basement. The kitchen has cabinets on three walls which leaves a large space for dining and other activities. Exterior details include asphalt shingles on a hip roof, wide eaves, wide siding, and planter under the living room picture windows.



Design C-417-7

ESTIMATING DATA

Living area 1,675 sq. ft.
Cubic feet 31,490 cu. ft.

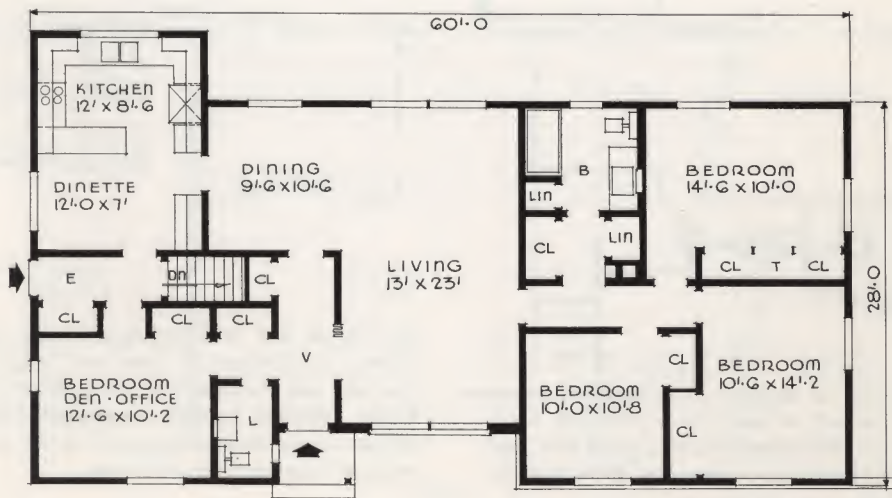
An attractive exterior of stone and shingle siding, featuring long, low, sturdy lines, goes hand in hand with an exceptionally fine floor plan.

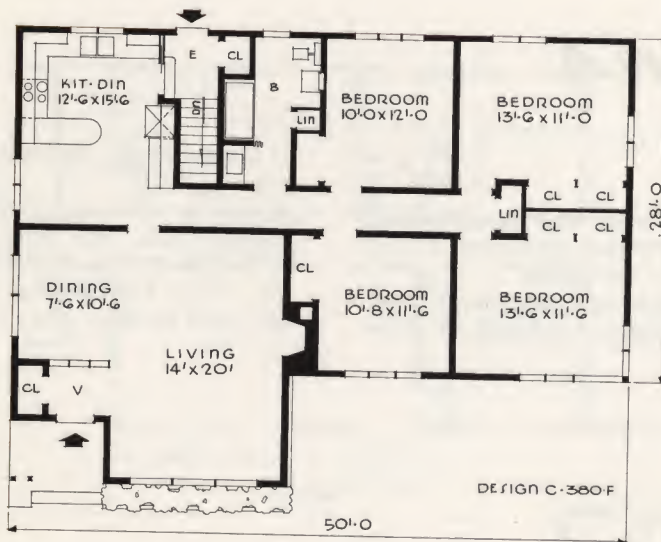
One side of the combination living-dining room consists of three large bedrooms and bath, the other

of kitchen-dinette, basement entrance and a fourth bedroom.

A total of ten closets should meet all demands for storage space, coat closets, wardrobes and linen, besides the storage available in a full basement.

The fourth bedroom can be converted for various uses such as office, den or maid's room.





Design C-380-F

ESTIMATING DATA

Living area 1,565 sq. ft.
Cubic feet 29,735 cu. ft.

This type of house is rapidly increasing in popularity, four bedrooms on one floor with full basement. All rooms in this plan are of a good size and include a combination living room and dining room and kitchen-dinette.

All rooms are well equipped with wardrobe type closets in addition to linen and towel cabinets, and coat closets at front and rear entrances. Other features include fireplace, window walls in living room, planter, covered front entrance and a separate lavatory in bathroom.



Design A-383-F

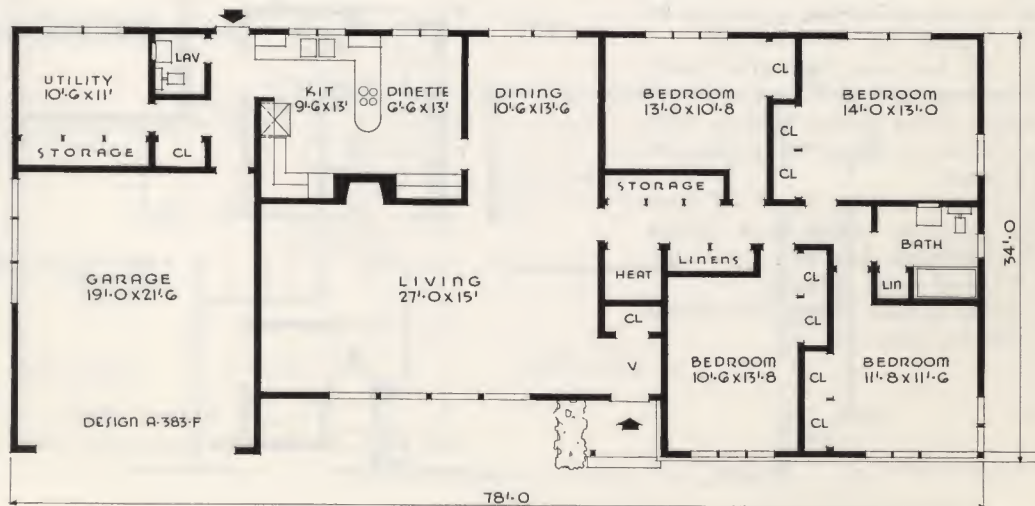
ESTIMATING DATA not incl. garage
 Living area 2,067 sq. ft.
 Cubic feet 23,771 cu. ft.

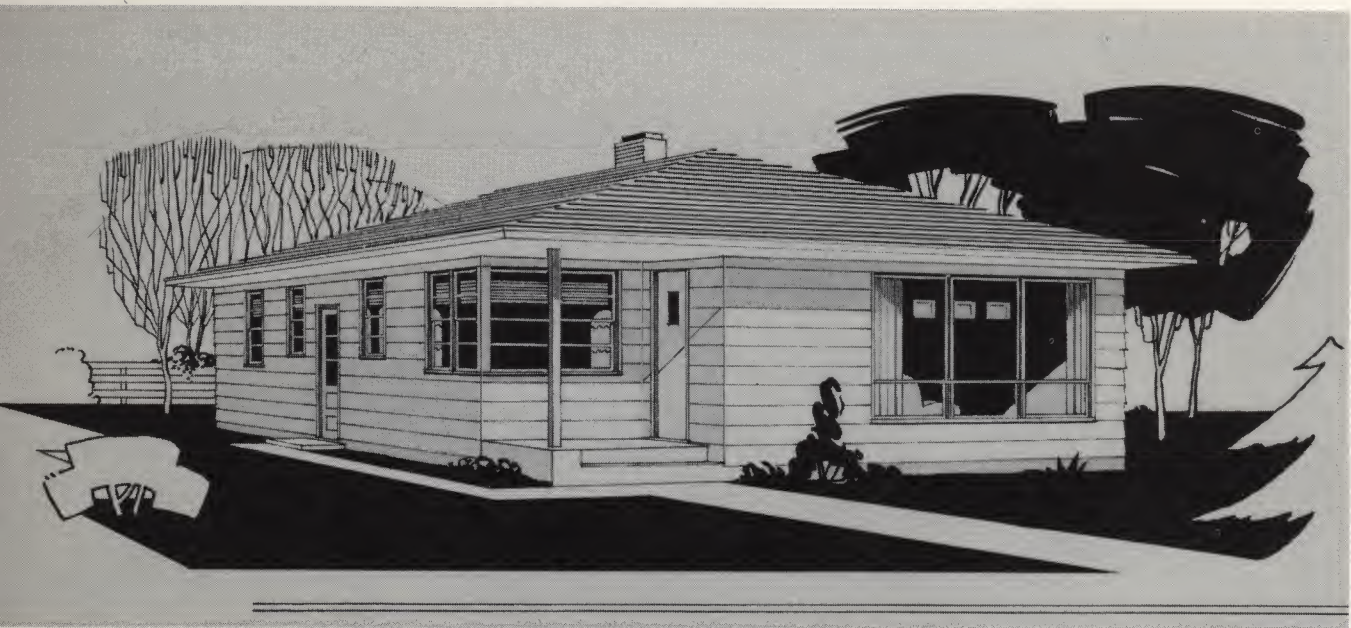
This rambler is of frame construction, built on an insulated concrete slab, without basement.

The through living-dining room separates the sleeping section of four bedrooms from the kitchen and utility portion of the house.

Kitchen cabinets well arranged to include oven and counter top stove, refrigerator, sink and china cupboard.

There are four exceptionally fine bedrooms, centrally located heater room, good closet space, utility room and convenient lavatory.





Design C-391-7

ESTIMATING DATA

Living area 1,303 sq. ft.

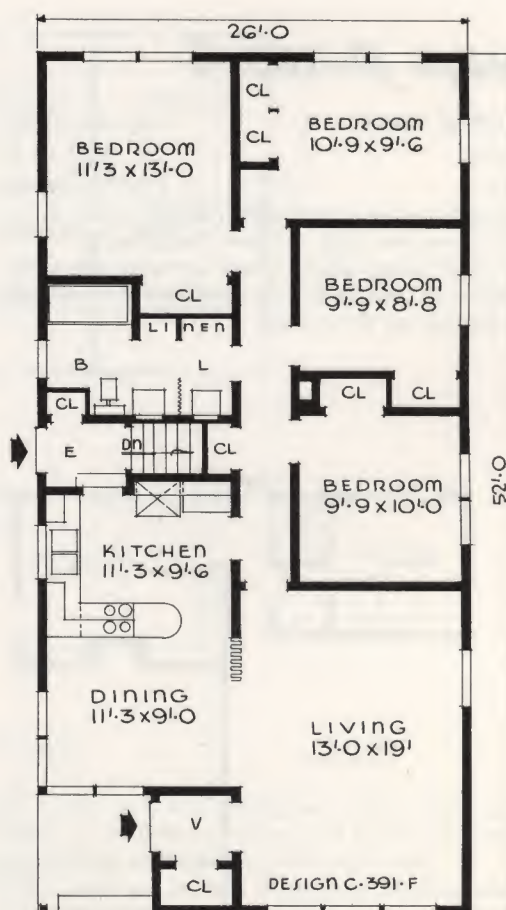
Cubic feet 24,431 cu. ft.

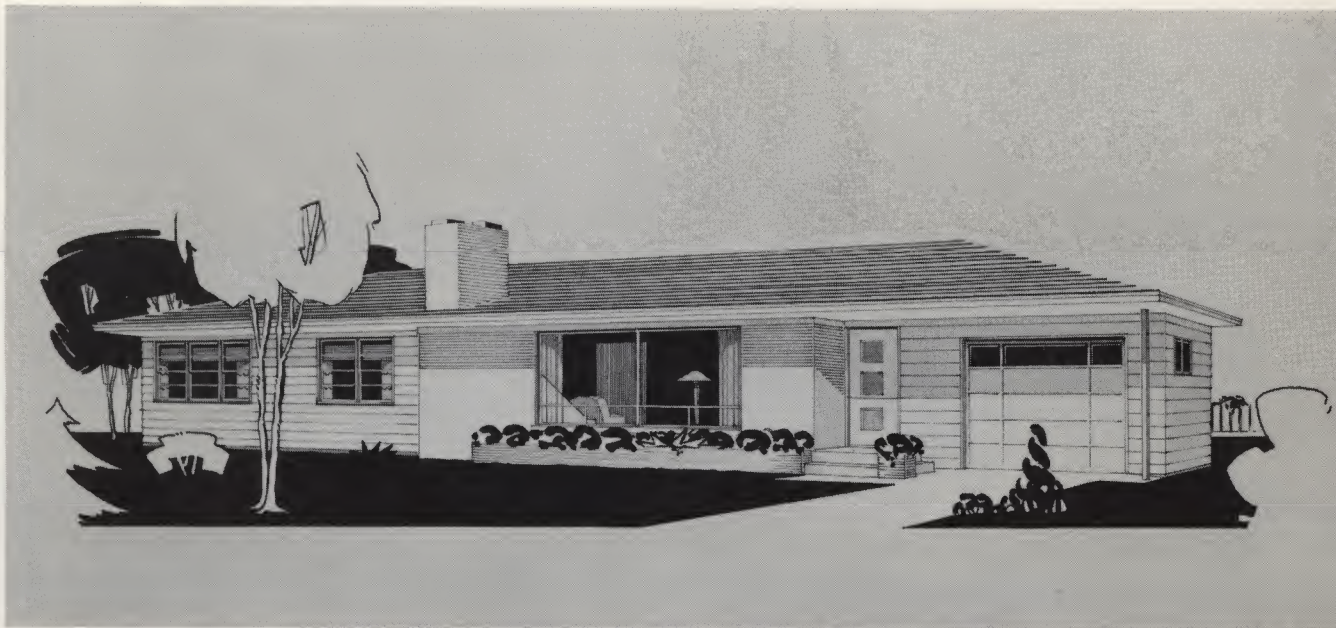
Departing from the usual wide frontage, this plan was designed for a narrow lot and is also suitable for a corner lot.

There is a full basement, with grade entry on the side, and the first floor consists of living room, dining room, kitchen, bath and four bedrooms. Wardrobe closets are used throughout.

The dining room can be closed off from the living room by means of a folding door, the bathroom has two lavatories, recessed tub and towel cabinets.

Exterior finish is wide siding with asphalt shingles and hip roof.





Design C-396-7

ESTIMATING DATA

not incl. garage

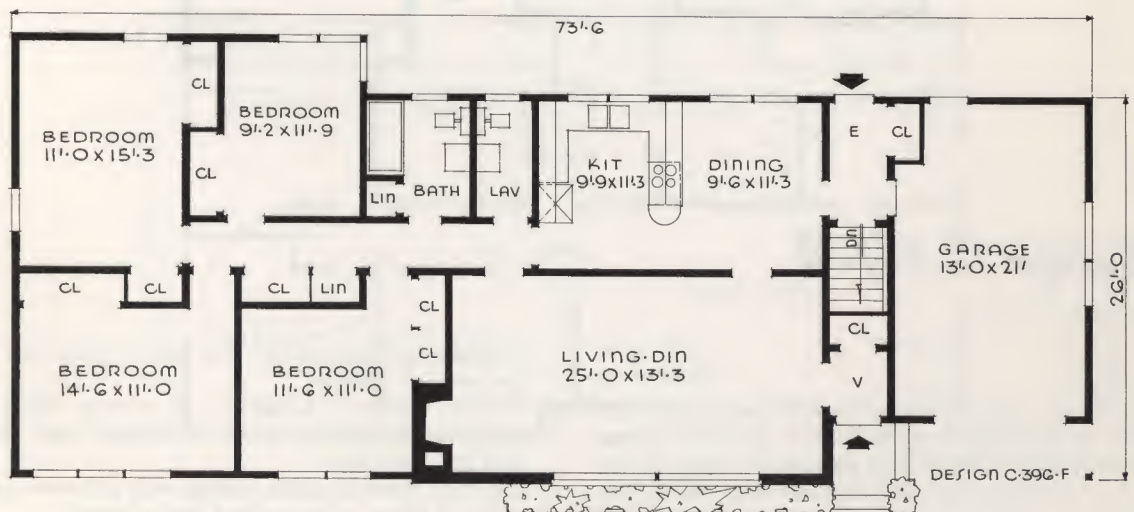
Living area 1,636 sq. ft.

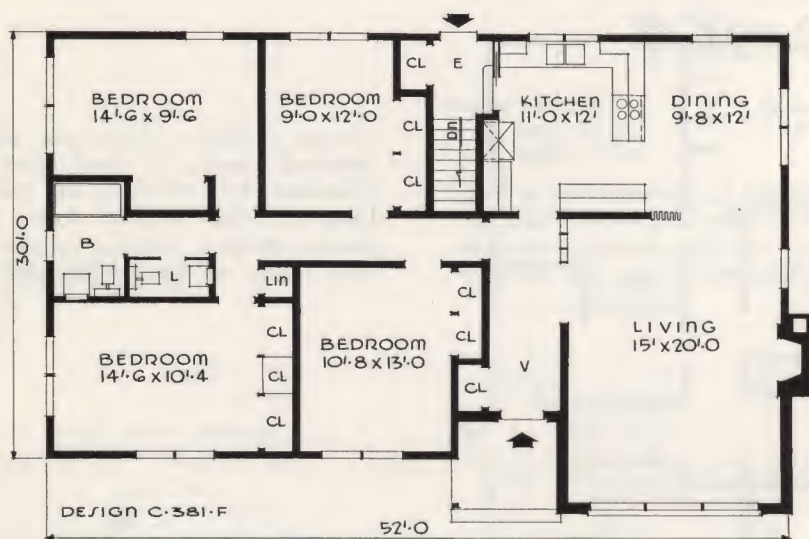
Cubic feet 30,675 cu. ft.

This plan was designed to accommodate a large family and includes two large and two medium bedrooms, living room, bathroom, lavatory, combination kitchen-dinette, attached garage and full basement.

Storage problems should not arise with the exceptional amount of closet space available in the bedrooms, hall, vestibule and rear entry.

Exterior finish includes stone or brick facing, planter, picture window, covered front entrance, wide siding and asphalt shingles.





Design C-381-F

ESTIMATING DATA

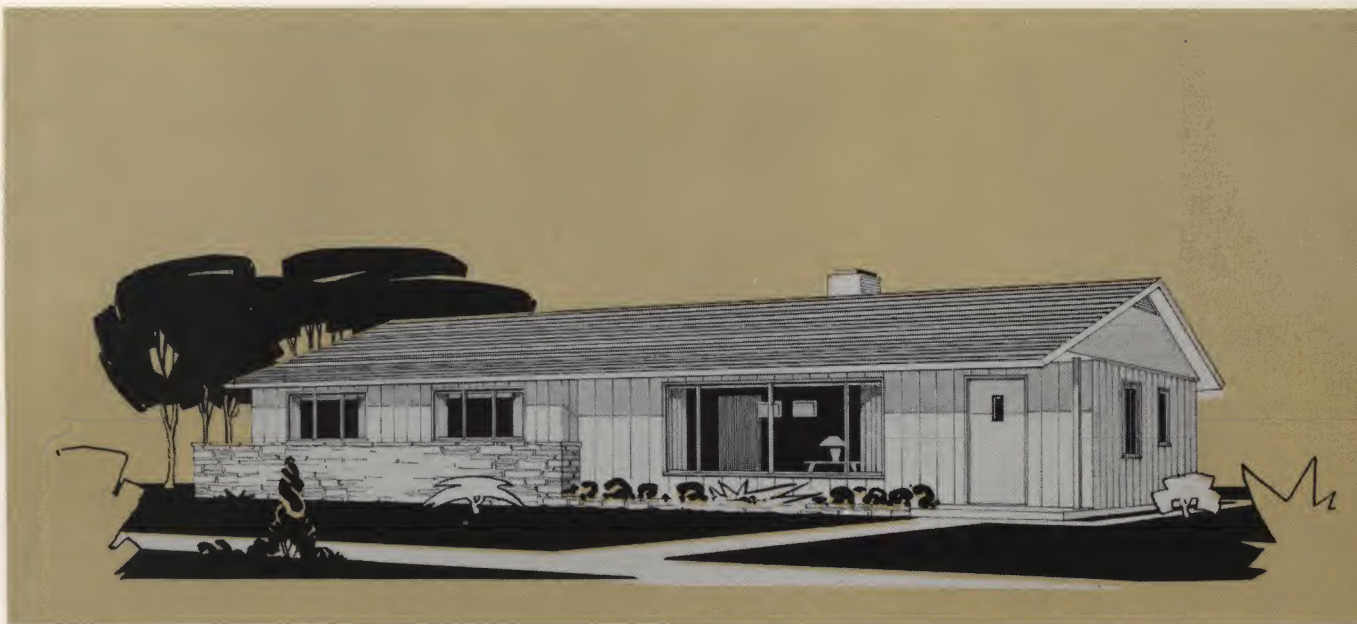
Living area 1,595 sq. ft.
Cubic feet 33,102 cu. ft.

Circulation between rooms for effective control of traffic is particularly good in this plan. All rooms can be reached without first passing through another room. The floor plan provides four large bedrooms, combination kitchen-dining, large living room, with

fireplace and picture window and a bathroom with two sets of fixtures.

Storage space is ample in all rooms, using the wardrobe type closet in the bedrooms, coat closets and linen cabinet.

Exterior finish is wide siding with plywood gable, covered front entrance and stone veneer.



Design A-409-7

ESTIMATING DATA

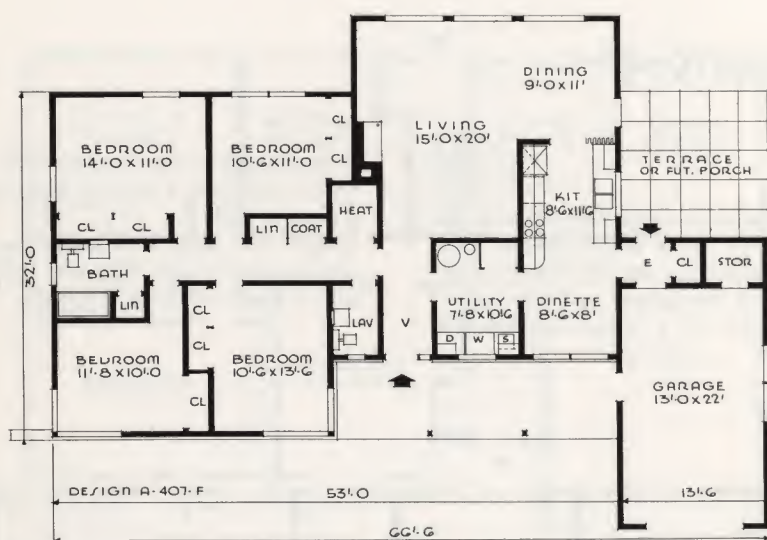
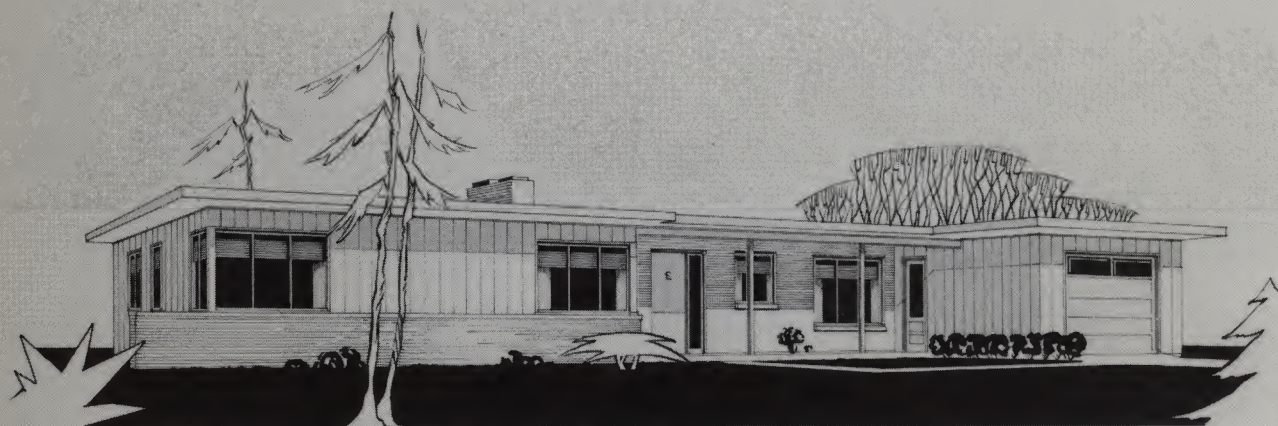
— Living area 1,620 sq. ft.
Cubic feet 17,820 cu. ft.

This four bedroom house is of frame construction on an insulated concrete floor slab, without basement. A utility room, adjoining the kitchen, provides for laundry and heating equipment and storage. The floor plan consists of a large combination

living-dining room, kitchen with dinette, dual bathroom and four bright bedrooms, all opening into a central hall.

Closets are large and numerous and include linen and storage closets. Exterior finish is vertical siding and a touch of stone in front.





Design A-407-F

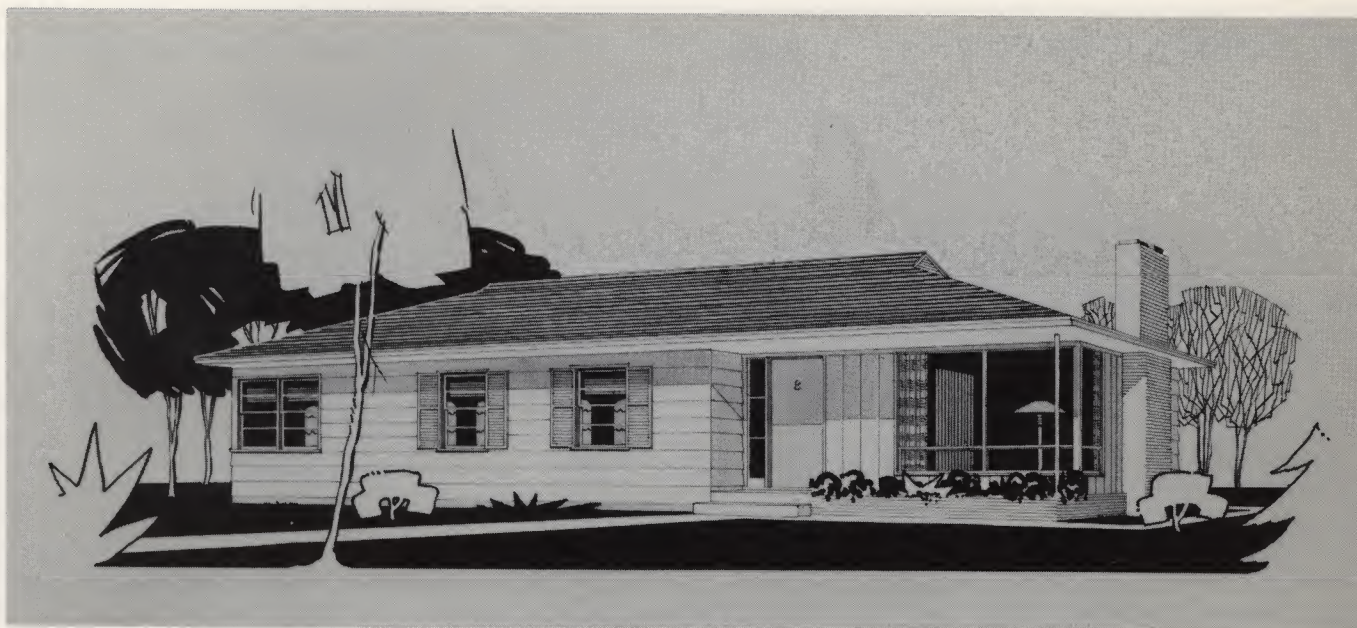
ESTIMATING DATA not incl. garage
 Living area 1,682 sq. ft.
 Cubic feet 15,979 cu. ft.

The plan arrangement, shown here, was designed to take advantage of a natural or developed rear view. Front entrance and garage are located in front and the living-dining room, kitchen and terrace in the rear.

In addition, there are four bedrooms, bath, utility

room, centrally located heater space, powder room and a variety of closets, wardrobes and linen cabinets.

Construction is of frame on an insulated concrete slab, without basement. Exterior finish is a combination of vertical siding and brick veneer, with a flat, dead level roof.



Design C-326

ESTIMATING DATA

Living area 1,384 sq. ft.

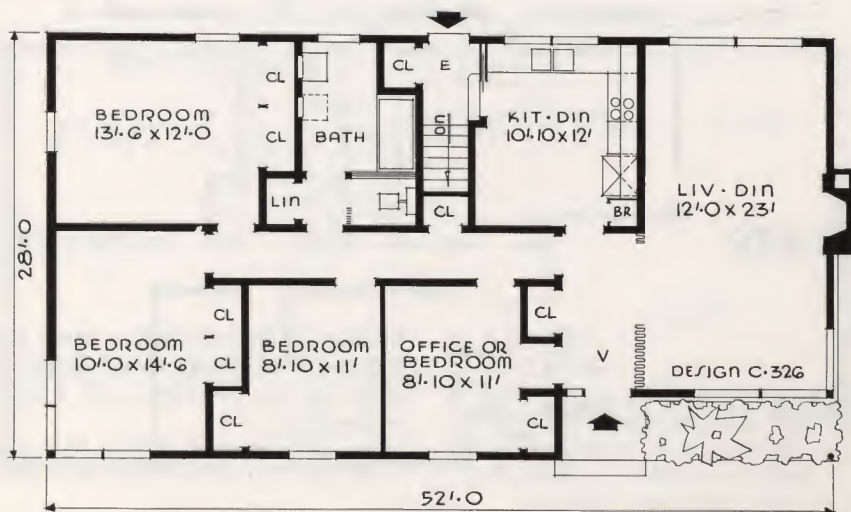
Cubic feet 26,296 cu. ft.

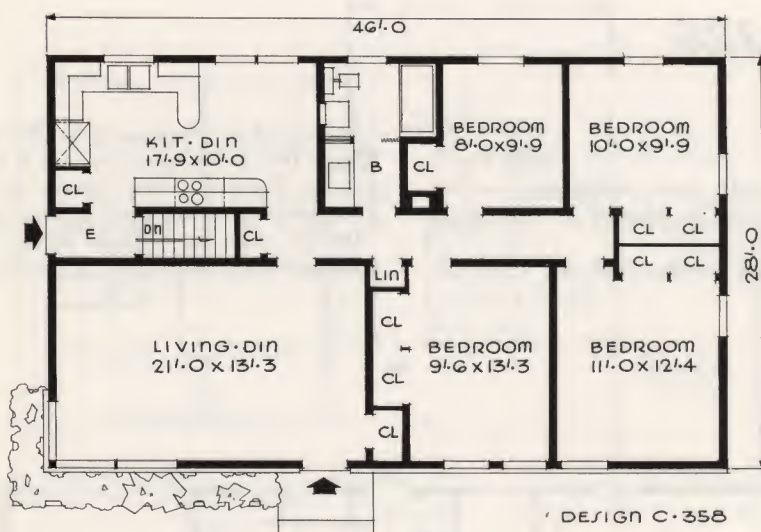
The front bedroom, with door connecting to the entrance vestibule, is ideally located for use as a den, study or office.

Folding doors are used to close off the vestibule from the living room.

There is a full basement, kitchen with dining space, large living-dining room and a well arranged bathroom. Wardrobe type closets with storage over the hanging space are used throughout.

Design calls for shingle siding, vertical redwood, asphalt shingles, picture windows and brick planter.





Design C-358

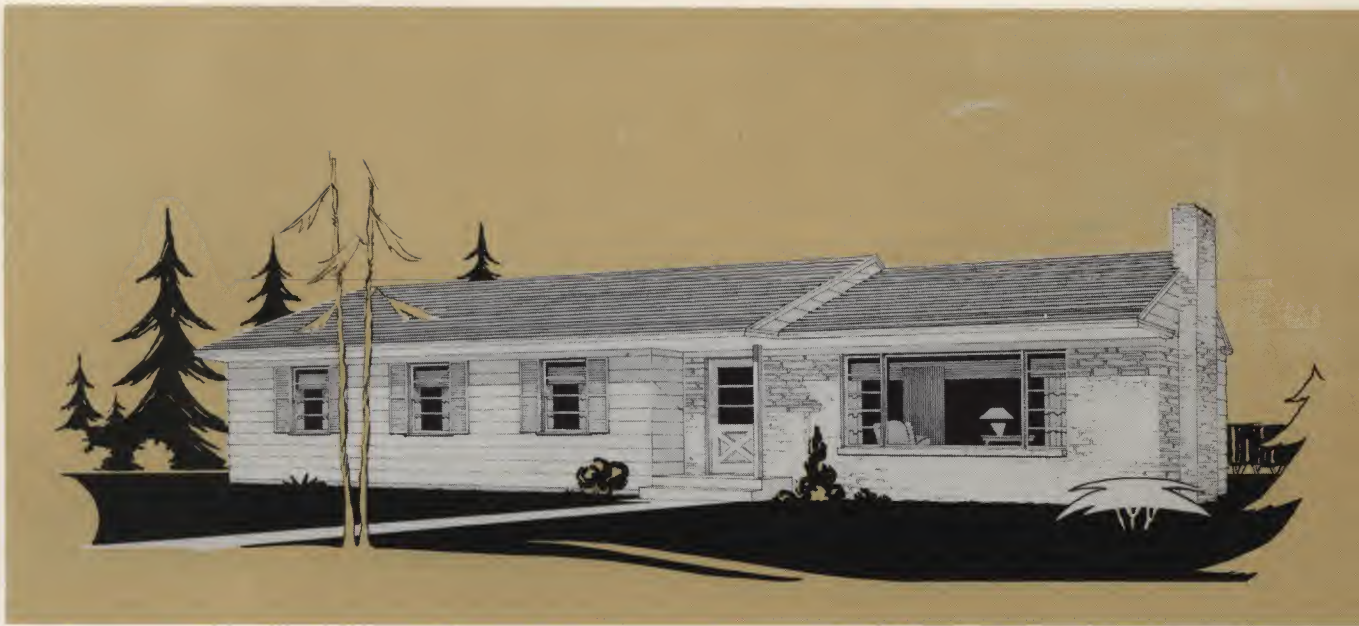
ESTIMATING DATA

Living area 1,238 sq. ft.
Cubic feet 24,472 cu. ft.

The first floor consists of living room, combination kitchen-dinette, bath and four bedrooms. However, the partition between the two rear bedrooms can be replaced by a folding partition or can be eliminated entirely to form one large bedroom.

Kitchen cabinets include a snack bar and closet in one end with dining space in the other. The bathroom has two lavatories with a glass partition and folding door.

Plans call for wide siding and a combination of brick and vertical redwood in front.



Design C-415-7

ESTIMATING DATA

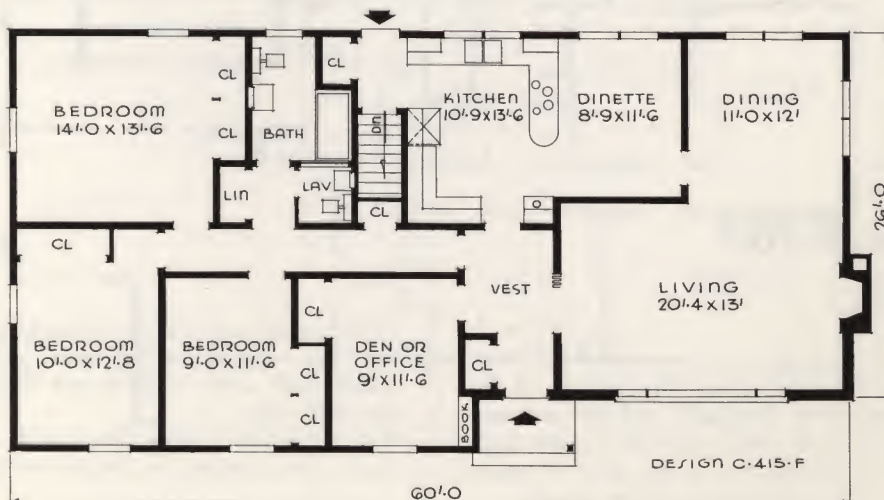
Living area 1,694 sq. ft.
Cubic feet 32,186 cu. ft.

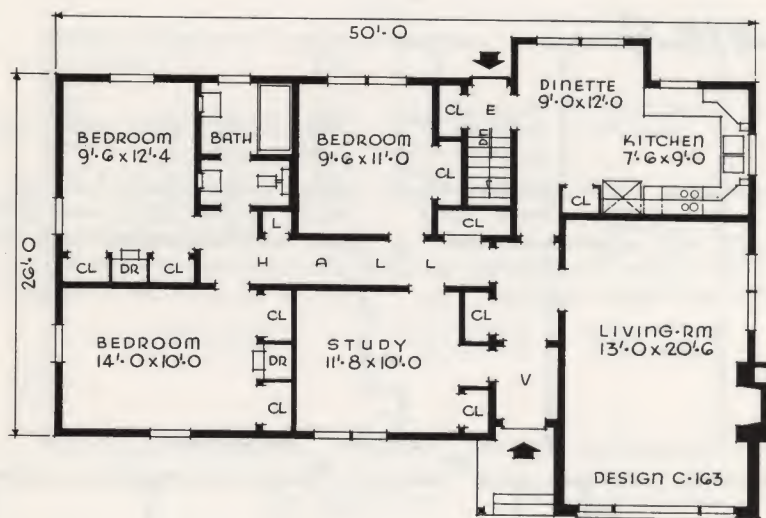
This floor plan features large rooms and includes four bedrooms, all with wardrobe closets, combination kitchen-dinette and a large L-shaped living-dining room. The kitchen and dinette are separated by a counter and kitchen equipment in-

cludes built-in oven, counter top stove and cabinets on three walls.

Exterior design calls for stone fireplace and stone facing on the living room walls, picture window, covered front entrance, wide siding and shutters.

The front bedroom can also be used as a study or den or the door can be placed in the hall.





Design C-163

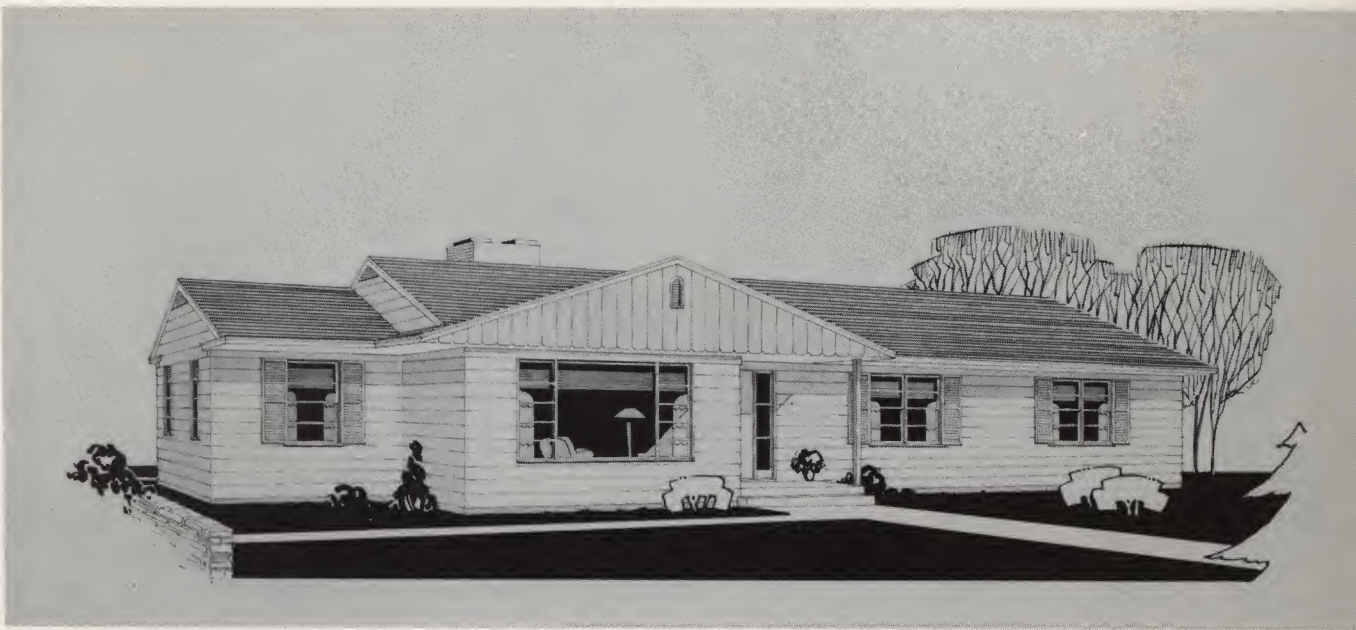
ESTIMATING DATA

Living area 1,407 sq. ft.
Cubic feet 26,664 cu. ft.

Bedrooms are separated from the balance of the plan by the entrance vestibule and the entrance hall. Actually there are four bedrooms but the front bedroom can do double duty as an office or study. It is reached before entering the house proper.

In the combination kitchen-dinette the sink is under the side window, refrigerator and stove on the inside wall, work counter and dinette overlooking the rear yard.

Exterior finish is wide siding with a touch of color in the brick under the picture window.



Design C-420-7

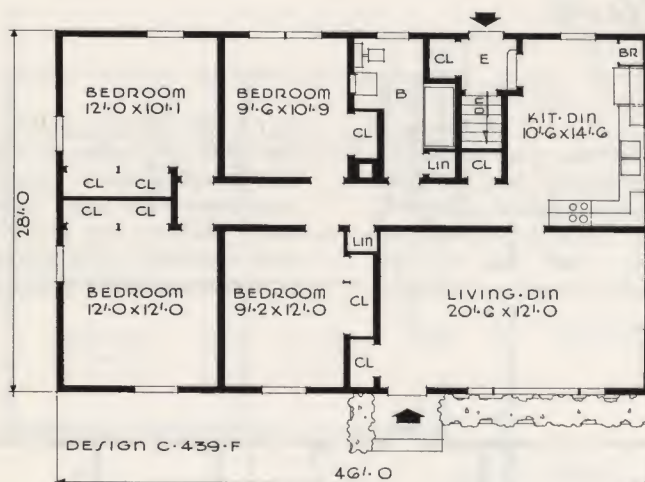
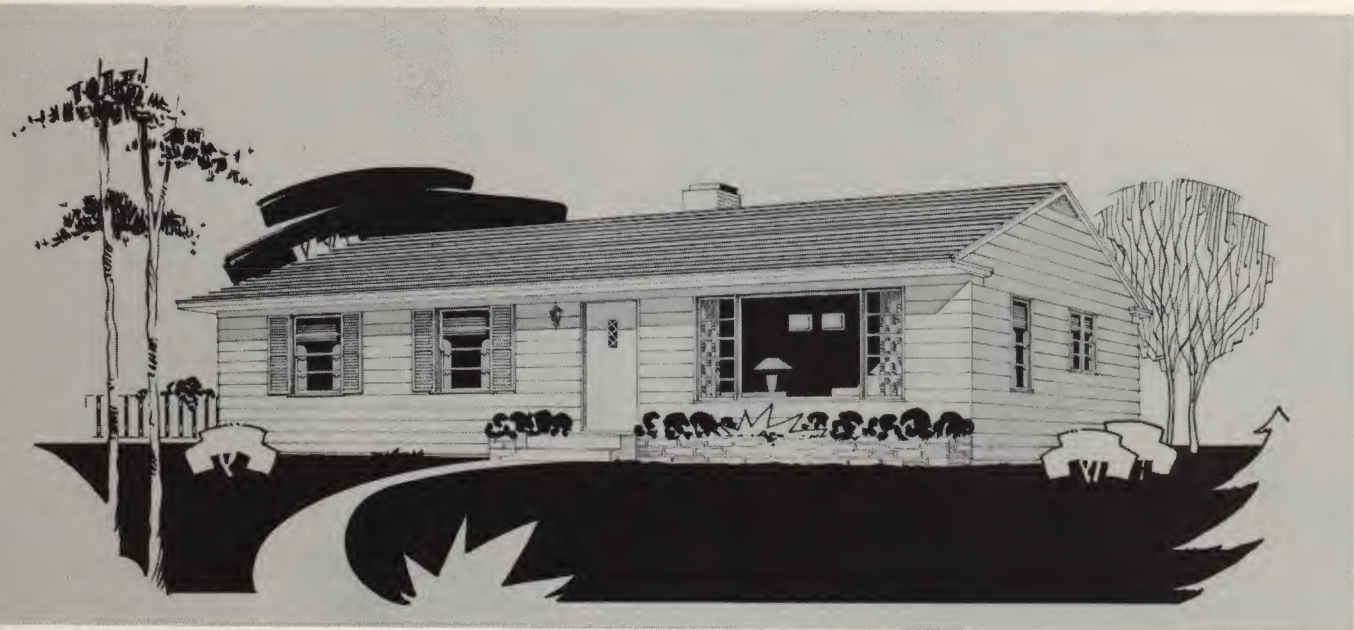
ESTIMATING DATA

Living area 1,868 sq. ft.
Cubic feet 35,342 cu. ft.

Long low lines, with wide overhanging eaves, feature the exterior of this attractive four bedroom rambler. The floor plan is made up of a large L-shaped living-dining room, combination kitchen-dinette, four large bedrooms, bath and lavatory, all opening into a central hall to make up an excel-

lent traffic control condition. A total of 11 closets provide for bedroom wardrobes, linen, towels, housekeeping closet, general storage closet and two coat closets. Its many features include counter top stove, built-in oven, picture window, fireplace, covered entrance, wide siding, asphalt shingles, louvers, shutters and a full basement.





Design C-439-F

ESTIMATING DATA

Living area 1,288 sq. ft.
Cubic feet 24,472 cu. ft.

Here is a lot of house for those who want an efficient room arrangement in a compact rectangular plan that leaves little to be desired.

The central hall leads to four spacious bedrooms, which have large wardrobe closets, kitchen and

bath. Adjoining the living room is a large kitchen with L-shaped cabinets, providing plenty of floor space for dining. Entry to the basement is from the grade entrance which has a handy coat closet. Simplicity lends distinction to the exterior and includes a gable roof, large picture windows, stone planter in front, shutters and wide siding.



Design C-403-F

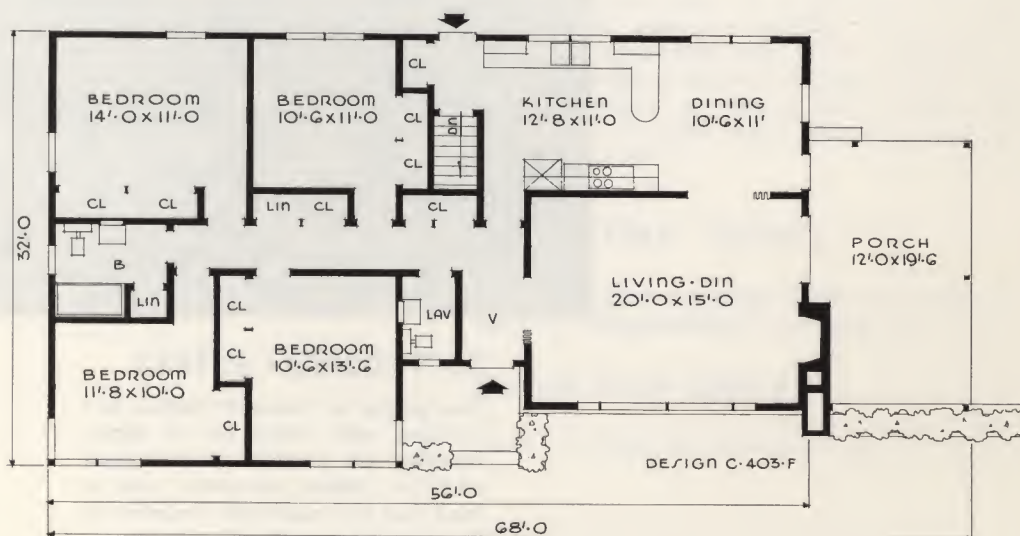
ESTIMATING DATA not incl. porch
 Living area 1,630 sq. ft.
 Cubic feet 30,970 cu. ft.

The exterior design features horizontal lines, low hip roof and a combination of wide siding and face brick. There is a full basement.

The first floor consists of a large living room, combination kitchen-dinette, four bedrooms and bath and a lavatory or powder room.

Closets for every purpose include coat closets, linen and towel cabinets, wardrobes in the bedroom and hall closets.

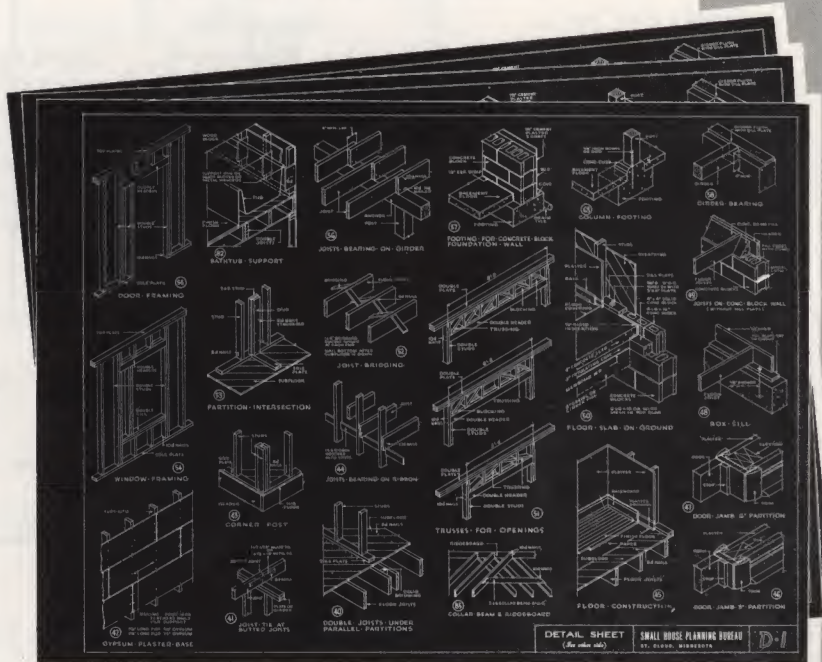
The screened porch opens into the living room, dining room and the rear garden. Other features include fireplace, picture window, covered entrance and planter.





Blueprint working drawings are available for these and many other designs including the latest and best in small house planning.

You are under no obligation when you consult your material dealer about your building problems, whether about blueprints, costs or materials. His experience will serve you well and he will gladly answer your questions.



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Two pages of isometric details are included with every set of plans, covering the principal requirements of F.H.A. Details are clear, easy to read and are especially valuable to the man who is building his own home.

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BLUEPRINTS, SPECIFICATIONS

A set of plans consists of from 3 to 5 blueprints, 18" x 24", specifications and lumber list. Floor plans and four elevations are drawn to a scale of 1/4" to the foot. Larger scale drawings show necessary details. Location of plumbing fixtures, electric light outlets, switches and receptacles are shown on the plans. Heating is not included because of the wide variety of systems and conditions of local climate.

LUMBER LIST

A lumber and mill list is included for purposes of estimating costs, giving estimated amount and size of dimension lumber, shingles, siding, flooring, lath and plaster, etc. It also lists doors, windows, frames, trim, etc.

REVERSED PLANS

Plans are drawn with rooms in positions shown. To reverse the plan we furnish free, one set printed upside down, in addition to the regular sets. The figures and notes on the reversed set are not readable and it is intended to be used only for staking out the building and locating rooms, after which the regular plans are used for figures and notes.

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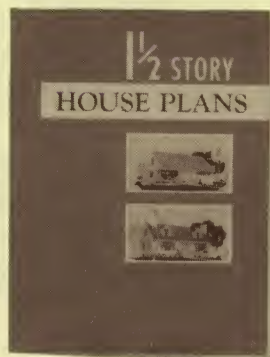
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